






  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Harbour Way, St Leonards-on-Sea, East Sussex TN38  
**£465,000** <sup>8EP</sup>  4 Bedroom  2 Bathroom  2 Reception







## AT A GLANCE...

GUIDE PRICE £475,000 - £500,000. We are delighted to offer for sale this modern detached house in a popular development in St Leonards. On a generously sized plot, this house offers stunning elevated views of St Leonards and accommodation in brief comprising; A dual-aspect lounge with double doors opening out to the sun terrace. There is a separate dining room, ground floor cloakroom and a kitchen/breakfast room on the ground floor. The kitchen features a range of matching wall units, base units and laminate work surfaces. There is space for appliances, a door out to the garden and access to the integral garage. A white oak and glass balustrade staircase leads to the first floor where you will find beautiful elevated views from the rear-facing rooms. There is a master bedroom with fitted wardrobes and an en-suite shower room, together with a family bathroom and three further bedrooms. Furthermore, the house is fully double-glazed and has gas central heating.



### Key Features:

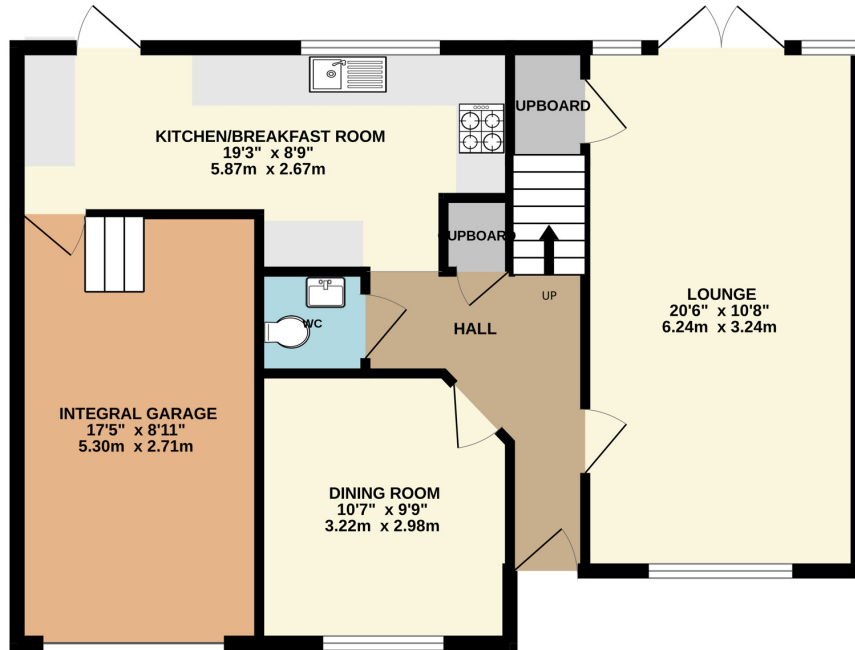
- Modern Detached House
- Four Bedrooms
- South Facing Rear Garden
- Off Road Parking & Integral Garage
- Two Reception Rooms
- Two Bathrooms
- Beautiful Views Over St Leonards

Harbour Way, St Leonards-on-Sea, East  
Sussex, TN38 8EP

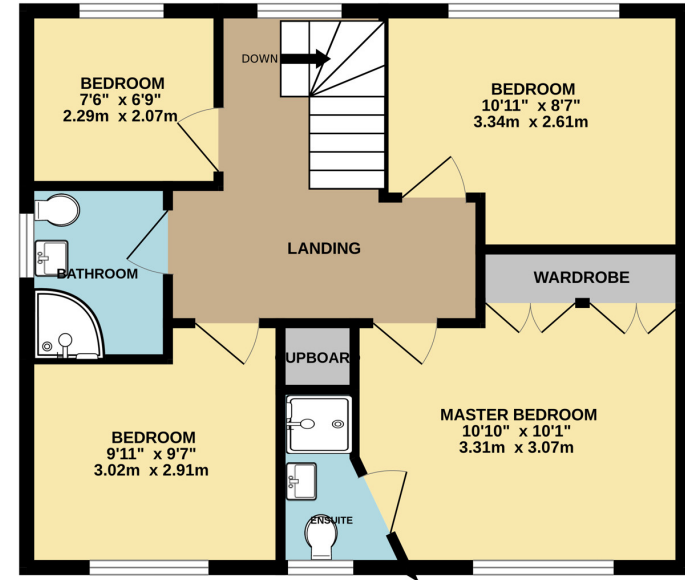
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GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		70
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			83
EU Directive 2002/91/EC			

## OUTSIDE

There is a block-paved driveway at the front of the property offering off-road parking for up to two vehicles, as well as a small area of lawn. The rear garden is south-facing with a large raised terrace ideal for alfresco dining. The rest of the garden is predominantly laid to lawn featuring a pond and there is a further area of lawn to the side of the property. The fencing has all been renewed between 2021-2023.

## LOCATION

The house is situated in a well-regarded development in St Leonards and within close proximity to Battle. Close by you will find an array of day-to-day facilities together with Schooling for ages and transport links.

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